

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL1360**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Jennings House**
6. Current building name: **Egan House**
7. Building address: **102 4<sup>th</sup> Avenue**
8. Owner name: **Celeste A. Egan**  
Owner address: **102 4<sup>th</sup> Avenue**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6th** Township **2N** Range **69W**  
**NW¼ of NE¼ of NE¼ of SE¼ of section 3**
10. UTM reference  
Zone **13**  
Easting: **491972**  
Northing: **4445960**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **12** Block: **47**  
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style / building type:  
**No Style / Vernacular**  
**Wood Frame Gabled-T Dwelling**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_ Determined Eligible - National Register
- \_\_\_\_ Determined Not Eligible - National Register
- \_\_\_\_ Determined Eligible - State Register
- \_\_\_\_ Determined Not Eligible - State Register
- \_\_\_\_ Needs Data
- \_\_\_\_ Contributes to eligible National Register District
- \_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**Irregular Plan**
15. Dimensions in feet: **1138 square feet**
16. Number of stories: **One**
17. Primary external wall material  
**Wood / Horizontal Siding**  
**Wood Shingles**
18. Roof configuration (enter one):  
**Gabled Roof / Cross Gabled Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Porch**  
**Decorative Shingles**

## **21. General Architectural Description**

The house at 102 4<sup>th</sup> Avenue was built 1895, with a vernacular gabled-T plan. Located at the northwest corner of 4<sup>th</sup> Avenue and Baker Street, the house is one story in height, is supported by a low coursed sandstone foundation, and is of wood frame construction. The home's exterior walls are clad with painted green horizontal wood siding, with painted cream white 1" by 4" corner boards; although, octagon pattern wood shingles appear in the upper gable ends. The original T-shaped portion of the house (toward the east) consists of two wings. The eastern wing measures 14' square, while the western wing, which forms the top of the T, measure 30' N-S by 16' E-W. The southeast corner of the T is then filled by an open shed-roofed porch which measures 5' x 13'. A 26' by 12' hipped roof extension is attached to the west elevation of the original T-shaped dwelling. This hipped roof portion of the building is either original, or is a very early addition, as it is depicted on the 1906 Sanborn map (the earliest map available for this block). A more recent 26' x 8' addition has been built onto the west elevation of the hipped roof portion. The gabled and hipped roof forms are covered with brown asphalt shingles, and the roof eaves are boxed. There are no chimneys. The homes windows are primarily single 1/1 double-hung sash, with painted cream white wood surrounds, and with simple wood cornices. A stained brown wood-paneled front door, covered with a black wrought iron security door, leads into the home from the shed-roofed porch at the east end of the façade (south elevation). A secondary entry door leads into the addition on the west (side) elevation.

A single-stall garage is located approximately 18' north of the house: 12' N-S by 22' E-W, including the original 12' by 16' front gabled garage, and a 12' x 6' shed-roofed extension to the west elevation; poured concrete slab foundation and floor; painted green horizontal weatherboard exterior walls, with painted cream white 1" by 4" corner boards; moderately-pitched front gable roof, with brown asphalt shingles and exposed rafter ends. A green metal roll-away garage door, located on the east elevation, opens onto a concrete driveway which extends to Baker Street to the east.

## **22. Architectural style / building type:**

Please see front page.

## **23. Landscape or setting special features:**

This house is located at the northwest corner of Baker Street and 4<sup>th</sup> Avenue, in Longmont's Historic East Side Neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

## **24. Associated buildings, features, or objects**

Garage

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate **1895**  
Actual

Source of information:  
"Town of Longmont, Colorado – Water Rent Collections", on file at the Longmont Archives, Longmont Museum.

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**Aker K. Jennings**

Source of information:  
"Jennings." [Aker K. Jennings obituary] Longmont Ledger, January 3, 1919, p. 5.

28. Original owner:  
**Aker K. Jennings**

Source of information:  
"Town of Longmont, Colorado – Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

#### **29. Construction History (include description and dates of major additions, alterations, or demolitions):**

Longmont water rent collection records indicate that this house was constructed in about 1895. The property's lot and block – listing a five-room dwelling at this location – begins to appear in the city's water ledger in September 1895. The property apparently originally had a Baker Street address; however, by 1906, its address was listed as 102 4<sup>th</sup> Avenue in both Longmont city directories, and on Sanborn Insurance maps. The original building plan was T-shaped, with either an original or very early addition, hipped-roof extension to the west elevation. A more recent addition has been built onto the far west elevation (perhaps in the 1950s or 1960s), although there is no permit for the addition in property's building permit file with the City of Longmont. The garage was evidently built after 1959, as it is not depicted on that year's Sanborn map.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Multiple Dwelling**  
33. Current use(s): **Domestic / Multiple Dwelling**  
34. Site type(s): **Residence**

### **35. Historical Background**

The house at 102 4<sup>th</sup> Avenue was constructed circa 1895, and for many years was the family home of Aker K. and Elna Jennings. Aker had been born in February 1848, while Elna, had been born just a month later, on March 18, 1848. Elna was a native of Sweden, and it is possible that Aker was a native of that country as well. Mr. and Mrs. Jennings had arrived in Longmont by 1889, and in the ensuing years, Aker earned a living as a carpenter. In about 1895, Mr. Jennings constructed this residence for his family at the northwest corner of 4<sup>th</sup> Avenue and Baker Street. Mr. and Mrs. Jennings then lived and owned here until their respective deaths in December 1918, and in August 1928. Over the years of their marriage, Aker and Elna raised a family of six daughters and one son. Their youngest daughter, Matilda, continued to live in the house following her mother's death, until the mid-1940s. Matilda, who never married, worked as a nurse, and as indicated in the city directories, she apparently supplemented her income by taking in boarders during the Great Depression years of the 1930s. Matilda Jennings passed away in Longmont in December 1962.

Following the Jennings family long tenure at 102 4<sup>th</sup> Avenue, the property was occupied briefly by H. Arnold Palmer. Then, by 1955, the property had become the residence of John F. and Agnes (Leding) Denne. The Dennes then lived and owned here until the mid-1970s. John F. Denne was born on March 12, 1899 at Altus, Arkansas, then son of William and Barbara (Becker) Denne. He and Agnes Leding were married on June 17, 1919, and they subsequently made their home at Fort Smith, Arkansas until 1945. In that year, the family moved to Longmont, where John gained employment as a coal miner in the Boulder Valley Mine. The Dennes purchased this house in the early 1950s, and made their home here until some years before moving to Greeley in 1982. John Denne passed away in March 1985 at the age of 86.

102 4<sup>th</sup> Avenue was next occupied by Clara E. Smedra for a period of years prior to her death in February 1986. The property's current (2003) owner and resident is Celeste A. Egan. According to Boulder County Assessor records, she has held the property since October 2000.

### **36. Sources of Information**

(Boulder County) "Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.

"Elna Jennings Dies Today Following a Short Illness," *The Daily Times*, August 3, 1928, p. 1.

"Jennings," [Aker K. Jennings obituary], *Longmont Ledger*, January 3, 1991, p. 5.

"John F. Denne." [obituary] , *Longmont Daily Times Call*, March 19, 1985, p. 14.

[Miss Matilda Jennings obituary] *Longmont Daily Times Call*, December 25, 1962. p. 4.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers, 1966- 1997.

Sanborn Fire Insurance Maps, dated June 1930, and June 1959.

"Town of Longmont, Colorado – Water Rent Collections."

**VI. SIGNIFICANCE**

37. Local landmark designation:  
Yes  
No **xx**  
Date of Designation: **n/a**

**38. Applicable National Register Criteria**

- xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;  
B. Associated with the lives of persons significant in our past;  
**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;  
D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

- xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.  
2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.  
2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.  
**xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.  
2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.  
**xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.  
2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.  
2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.  
2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance: **Architecture; Community Planning and Development**

40. Period of Significance: **ca. 1895-1953**

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during its period of significance, 1895-1953. The house is also architecturally significant, under Criterion C, for its early construction date and for its vernacular Gabled-T plan. Although it displays a reasonably high level of integrity, the property's level of significance is probably not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. The property likely does qualify, however, to be listed as a local landmark by the City of Longmont. In addition, the property could also qualify for listing in the National Register of Historic Places as a contributing resource within the boundaries of the Longmont East Side Historic District, if the district's boundaries were to be expanded. Currently, the property is located outside the district's boundaries.

**43. Assessment of historic physical integrity related to significance:**

This property displays a generally high level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society – setting, location, design, materials, workmanship, feeling, and association. An addition to the west elevation probably dates to the 1950s. Otherwise, there have been only modest alterations to the home's exterior.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this house would be considered a contributing resource within the newly formed boundaries.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-14**

Frame(s): **15-17**

Negatives filed at: **City of Longmont**

**Department of Community Development, Planning Division**

**Civic Center Complex**

**350 Kimbark Street**

**Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **May 22, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**  
**Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**